

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

AUGUST 14, 2003

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE-CHAIRMAN

STEVEN EVANS

CRAIG GALATI

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway

Senior Citizen Center, 450 East Bonanza Road

Clark County Courthouse, 200 East Carson Avenue

Court Clerk's Office Bulletin Board, City Hall Plaza

City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **June 12, 2003 and July 10, 2003** Planning Commission Meetings

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF

8/7/2003 4:00 PM

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THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- 1. ABEYANCE - TMP-2464 - TWILIGHT AT ELKHORN RANCH - D.R. HORTON, INC. ON BEHALF OF BERNICE Q H HOM REVOCABLE TRUST, ET AL** - Request for a Tentative Map for a 101-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).
- 2. TMP-2645 - FLETCHER JONES IMPORTS PROPERTY (A COMMERCIAL SUBDIVISION) - FLETCHER JONES, SR. TRUST** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 21.04 acres located at 3100 and 3200 South Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), M (Industrial) Zone, Ward 1 (Moncrief).
- 3. TMP-2646 - NORTHBROOKE A BUSINESS CENTER (A COMMERCIAL SUBDIVISION) - NORTHBROOKE LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.09 acres located at 4339 North Rancho Drive (APN: 138-02-701-009), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).
- 4. TMP-2654 - EL CAPITAN/OHARE UNIT 3 - STERLING S. DEVELOPMENT ON BEHALF OF RICHARD WALL** - Request for a Tentative Map FOR AN 8-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.50 acres adjacent to the southeast corner of Log Cabin Way and Campbell Road (APN: 125-05-302-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
- 5. TMP-2662 - TOWN CENTER ASSEMBLAGE L-TC 60/75 #2 - PARDEE HOMES OF NEVADA, ET AL** - Request for a Tentative Map FOR AN 83-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.31 Acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-

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702-004, 005, 006, and 007), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] Zone under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

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6. **TMP-2668 - DORELL ESTATES - WHITNEY INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map for a 10-LOT SINGLE FAMILY SUBDIVISION on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
7. **EOT-2618 - CITY OF LAS VEGAS REDEVELOPMENT AGENCY** - Request for a Reinstatement and an Extension of Time for an approved Special Use Permit (U-0133-00) which allowed a 51-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 3,260 SQUARE FEET OF RETAIL SPACE to be located on the southeast corner of Las Vegas Boulevard and Gass Avenue (APN: 139-34-401-006, C-2 (General Commercial) Zone, Ward 5 (Weekly).
8. **EOT-2621 - CITY OF LAS VEGAS REDEVELOPMENT AGENCY** - Request for a Reinstatement and an Extension of Time for an approved Site Development Plan Review (SD-0049-00) for a proposed 51-unit Multi-Family Residential Development with 3,260 square feet of retail space, on 0.70 acres located on the southeast corner of Las Vegas Boulevard and Gass Avenue (APN: 13-34-401-006), C2 (General Commercial) Zone, Ward 5 (Weekly).
9. **EOT-2622 - THE SPRINGS ON BEHALF OF SOUTHERN CALIFORNIA PRESBYTERIAN HOMES** - Request for an Extension of Time on an approved Rezoning (Z-0028-01) FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 9.14 acres adjacent to the north side of the Gilmore Avenue alignment, west of the Western Beltway alignment (APN:137-12-101-012, 013 and 015), Ward 4 (Brown).
10. **EOT-2623 - THE SPRINGS ON BEHALF OF SOUTHERN CALIFORNIA PRESBYTERIAN HOMES** - Request for an Extension of Time on an approved Site Development Plan Review [Z-0028-01(1)] FOR A PROPOSED 340-UNIT SENIOR LIVING FACILITY on approximately 30 acres adjacent to the north side of the Gilmore Avenue alignment, west of the Western Beltway alignment (APN: 137-12-101-004, 005, 006, 010, 012, 013 and 015), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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11. **EOT-2652 - R/S DEVELOPMENT ON BEHALF OF WESTVIEW LIMITED LIABILITY COMPANY** - Request for an Extension of Time on an approved Site Development Plan Review [Z-0058-01(1)] FOR A PROPOSED 100-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.21 acres adjacent to the southwest corner of Wittig Avenue and the Tee Pee Lane alignment (APN: 125-19-501-011 through 014 and 125-19-601-002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] under Resolution of Intent to RPD3 (Residential Planned Development - 3 Units per Acre) and R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).
12. **EOT-2653 - R/S DEVELOPMENT ON BEHALF OF WESTVIEW LIMITED LIABILITY COMPANY** - Request for an Extension of Time on an approved Rezoning (Z-0058-01) FROM: U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) and R-PD5 (Residential Planned Development - 5 Units per Acre) on 20.21 acres adjacent to the southwest corner of Wittig Avenue and the Tee Pee Lane alignment (APN: 125-19-501-011 through 014 and 125-19-601-002 and 003), Ward 6 (Mack).
- B. **PUBLIC HEARING ITEMS:**
13. **ABEYANCE - RENOTIFICATION - MOD-2356 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain Master Plan TO CHANGE THE LAND USE DESIGNATION FROM: Neighborhood Commercial TO: Village Commercial on 3.99 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: Portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
14. **SDR-2612 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of building landscape buffers and parking lot landscaping FOR A PROPOSED 38,400 SQUARE-FOOT RETAIL CENTER on 3.8 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: Portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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15. **ABEYANCE - RENOTIFICATION - GPA-2628 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).
16. **ABEYANCE - RENOTIFICATION - ZON-2629 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zone TO: R-PD10 (Residential Planned Development - 10 Units Per Acre) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).
17. **ABEYANCE - RENOTIFICATION - VAR-2630 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for a Variance TO ALLOW 31,817 SQUARE FEET OF OPEN SPACE WHERE 67,543 SQUARE FEET IS REQUIRED FOR A PROPOSED 94 LOT SINGLE FAMILY DEVELOPMENT adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 5 (Weekly).
18. **ABEYANCE - RENOTIFICATION - SDR-2637 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 94 LOT SINGLE FAMILY DEVELOPMENT; AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 5 (Weekly).
19. **ABEYANCE - SDR-2475 - WARMINGTON HOMES NEVADA ON BEHALF OF NHU THI TRAN** - Request for a Site Development Plan Review FOR A PROPOSED 84-UNIT MULTI-FAMILY CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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20. **ABEYANCE - SDR-2477 - MEHRDAD MOSTAFAEIPOUR** - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping requirements FOR A PROPOSED 6,000 SQUARE-FOOT DENTAL OFFICE on 0.53 acres adjacent to the north side of Cheyenne Avenue, approximately 120 feet west of Metro Academy Way (APN: 138-07-411-006), PD (Planned Development) Zone, Ward 4 (Brown).
21. **ABEYANCE - MSP-2519 - YWS ARCHITECTS ON BEHALF OF SILVER STATE FORD** - Request for a Master Sign Plan FOR GAUDIN'S JAGUAR, PORSCHE, AND ASTON MARTIN OF LAS VEGAS at 7200 West Sahara Avenue (APN:163-03-805-002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
22. **MOD-2579 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain West Plan FROM: L (Low Density Residential) TO: ML (Medium-Low Density Residential) on 30.85 acres located approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014 and a portion of 137-12-201-011), Ward 4 (Brown).
23. **ZON-2667 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 25.73 acres located approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014), Ward 4 (Brown).
24. **SDR-2669 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 308 LOT SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT on 30.85 acres located approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [Proposed PD (Planned Development)], and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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25. **ZON-2624 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS** - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), Ward 4 (Brown).
26. **VAR-2626 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 0.23 ACRES OF OPEN SPACE ARE REQUIRED for a proposed 14-lot single family development on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
27. **SDR-2625 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. AND EILEEN F. MASSI AND DON NOBIS** - Request for a Site Development Plan Review FOR A PROPOSED 14-LOT SINGLE FAMILY DEVELOPMENT on 2.63 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED RPD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
28. **WVR-2811 - NEVADA HOMES GROUP ON BEHALF OF ALBERT D. & EILEEN F. MASSI AND DON NOBIS** - Request for a Waiver of Title 18 requirements FOR A 185-FOOT SEPARATION BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, on property adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 4 (Brown).
29. **ZON-2641 - REBUILDING TOGETHER WITH CHRISTMAS IN APRIL SOUTHERN NEVADA** - Request for a Rezoning FROM: R-1 (Single Family Residential) Zone TO: P-R (Professional Office and Parking) Zone on 0.20 acres at 611 South 9th Street (APN: 139-34-810-083), Ward 5 (Weekly).
30. **SDR-2642 - REBUILDING TOGETHER WITH CHRISTMAS IN APRIL SOUTHERN NEVADA** - Request for a Site Development Plan Review and a Waiver of perimeter landscaping requirements FOR A PROPOSED 1,459 SQUARE FOOT OFFICE CONVERSION OF AN EXISTING SINGLE FAMILY

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RESIDENCE on 0.20 acres at 611 South 9th Street (APN: 139-34-810-083), R-1 (Single Family Residence)
Zone [PROPOSED P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

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31. **ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-1 (Single Family Residential) Zone TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), Ward 5 (Weekly).
32. **SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 75-LOT SINGLE FAMILY DEVELOPMENT on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1(Single Family Residential) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).
33. **WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP** - Request for a Waiver of Title 18.12.130 FOR THE INSTALLATION OF CRASH GATES ON PRIVATE STREETS AT INAPPROPRIATE LOCATIONS on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1 Zone [PROPOSED: RPD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).
34. **VAR-2651 - CALICO CONSTRUCTION SUPPLY ON BEHALF OF CENTURY STEEL INC., ET AL** - Request for a Variance TO ALLOW THREE PROPOSED STRUCTURES WITHIN 16 FEET OF RESIDENTIALLY ZONED PROPERTY WHERE A MINIMUM SETBACK OF 50 FEET IS REQUIRED FOR STRUCTURES ON PROPERTIES IN AN M (INDUSTRIAL) Zone on 1.38 acres located at 3450 and 3500 Meade Avenue (APN: 162-08-301-004 and 005), M (Industrial) Zone, Ward 1 (Moncrief).
35. **SDR-2650 - CALICO CONSTRUCTION SUPPLY ON BEHALF OF CENTURY STEEL INC., ET AL** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR THREE PROPOSED COMMERCIAL/INDUSTRIAL STRUCTURES on 1.38 acres located at 3450 and 3500 Meade Avenue (APN: 162-08-301-004 and 005), M (Industrial) Zone, Ward 1 (Moncrief).
36. **VAR-2665 - SOUTHWEST HOMES ON BEHALF OF WARMINGTON HOMES NEVADA** - Request for a Variance to ALLOW 0.76 ACRES OF OPEN SPACE WHERE 1.65 ACRES IS REQUIRED for a proposed 100-lot single family development on 10.3 acres adjacent to the northwest corner of Elkhorn

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Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

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37. **SUP-2666 - SOUTHWEST HOMES ON BEHALF OF WARMINGTON HOMES - NEVADA** - Request for a Special Use Permit to ALLOW PRIVATE STREETS for a proposed 100-lot single family development on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).
38. **SDR-2663 - SOUTHWEST HOMES ON BEHALF OF WARMINGTON HOMES - NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).
39. **SUP-2595 - LAS VEGAS EL TRIFUNO RESTAURANT COMPANY, INC. ON BEHALF OF VALVEGAS BONANZA DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 2371 East Bonanza Road (APN: a portion of 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
40. **SUP-2655 - CASHBACK PAYDAY LOANS ON BEHALF OF SAHARA PAVILION NORTH U. S. INCORPORATED** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 2121 South Decatur Boulevard, Suite 2 (APN: a portion of 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
41. **SUP-2656 - HECTOR DANIEL HIRALES ON BEHALF OF 1997 ANER IGLESIAS FAMILY TRUST, ETAL** - Request for a Special Use Permit FOR OPEN AIR VENDING on property located adjacent to the southeast corner of Washington Avenue and Decatur Boulevard (APN: a portion of 139-30-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
42. **SUP-2658 - CONTINENTAL CURRENCY SERVICES, INCORPORATED, D/B/A CASHLAND ON BEHALF OF LAKE MEAD AND DECATUR, A CALIFORNIA GENERAL PARTNERSHIP** - Request for a Special Use Permit FOR AN AUTO TITLE LOAN BUSINESS AND FINANCIAL INSTITUTION, SPECIFIED at 1967 North Decatur Boulevard (APN: a portion of 138-24-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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43. **SUP-2659 - MONEY TREE INCORPORATED ON BEHALF OF CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED, at 6275 Centennial Center Boulevard, Suite 150 (APN: a portion of 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Land Use Designation], Ward 6 (Mack).
44. **SUP-2661 - A T & T WIRELESS SERVICES, CELLULAR DIVISION ON BEHALF OF ROGER ANDERSON** - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, on property located at 1113 South Rainbow Boulevard (APN: 163-03-501-013), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
45. **SDR-2660 - CHERNG FAMILY TRUST ON BEHALF OF REBEL OIL COMPANY, INC.** - Request for a Site Development Plan Review, a Reduction in the amount of On-Site Perimeter Landscaping and a Waiver of the Commercial Development Standards FOR A PROPOSED 8,280 SQUARE-FOOT RETAIL BUILDING on 0.95 acres adjacent to the northeast corner of Bonanza Road and Lamb Boulevard (APN: 140-29-401-003), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).
46. **MSP-2619 - SEA BREEZE ENTERTAINMENT GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF SEA BREEZE STEINER'S, LIMITED LIABILITY COMPANY, ET AL** - Request for a Modification to an approved Master Sign Plan for an existing retail/office complex located adjacent to the southeast corner of Buffalo Drive and Sea Spray Avenue (APN: 138-22-418-005, 007, 008 and 009), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
47. **ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF A.L.M. CORPORATION, ET AL** - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00), which restricted commercial zoning to the western portion of Accessor's Parcel Number 125-09-401-006 on property adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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48. VAC-2593 - COLEMAN TOLL, LIMITED PARTNERSHIP - Petition to Vacate portions of Lisa Lane, between Washburn Road and La Madre Way, Ward 6 (Mack).

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49. **VAC-2611 - D. R. HORTON, INC.** - Petition to Vacate U.S. Government Patent Reservations generally located south of Elkhorn Road, east of Fort Apache Road, Ward 6 (Mack).

50. **VAC-2616 - CENTEX HOMES** - Petition to Vacate a portion of Fort Apache Road, between Brent Lane and Horse Drive, Ward 6 (Mack).

C. NON-PUBLIC HEARING ITEMS:

51. **ABEYANCE - SDR-2505 - CENTENNIAL CROSSROADS PLAZA, LIMITED LIABILITY COMPANY** - Request for an Site Development Plan Review FOR A 9,414 SQUARE FOOT RETAIL PAD SITE IN CONJUNCTION WITH AN APPROVED COMMERCIAL DEVELOPMENT adjacent to the southwest corner of Buffalo Drive and John Herbert Boulevard (APN: 125-21-701-005), U (Undeveloped) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

D. DIRECTOR'S BUSINESS:

52. **TXT-2800 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.040(C) to create distance requirements for financial institutions and other related uses such as check cashing and money lending businesses.

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW

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HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE
CONSIDERED AT A LATER TIME.